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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>1716 19th Street, NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>January 26, 2012</b>	Alteration
H.P.A. Number:	<b>12-158</b>	<b>X</b> New Construction
Staff Reviewer:	<b>Kim Elliott</b>	Demolition
		Subdivision

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Architect Wendy Berger (Form Design Studio) on behalf of owner Dennis Correns, requests concept review of a three-story building addition on an infill lot at 1716 19<sup>th</sup> Street, NW in the Dupont Circle Historic District.

**Property History and Description**

The three-story building is designed as an addition to the four-story Georgian Revival rowhouse located at 1714 19<sup>th</sup> Street, which was built in 1916.

**Proposal**

The proposed addition consists of a three-story brick structure including a garage at the first floor and studio spaces at the 2<sup>nd</sup> and 3<sup>rd</sup> levels. The new building is set back 15' from the face of the adjoining building and neighboring rowhouses, creating a courtyard space at the front of the property separated from the street by a new iron gate. A Juliet balcony overlooks the courtyard space, and a larger terrace extends at the rear elevation at the second level.

The materials of the addition include a brick façade to match the existing building with new wood windows and detailing to reference, but not duplicate the existing façade. A strong limestone band at the 2<sup>nd</sup> floor of the existing building will continue across at the same plane on the new property to create a one-story tall enclosure for the courtyard space and frame the new iron gate entry.

**Evaluation and Recommendation**

The applicant has worked with HPO to create appropriate setbacks, an enclosed courtyard space that relates to the street, and compatible elevations. The 15' setback and lower height of the addition allows the main house at 1714 19<sup>th</sup> Street to remain as the primary building both in scale and detail, while the courtyard enclosure and gate maintain the continuous rowhouse façade plane along 19<sup>th</sup> Street.

The HPO recommends approval of the three-story addition and delegation of final approval to staff.